

CBRE

INDUSTRIAL



SUBLEASE OPPORTUNITY

1245 Aviation Avenue

DIEPPE, NEW BRUNSWICK

Property Overview



1245 Aviation Avenue is a modern, high-clearance industrial facility offering ±60,057 sq. ft. available for sublease within the highly sought-after Dieppe Industrial Park. Constructed in 2022, the property is ideally suited for logistics, distribution, and light industrial users.

The building includes ±2,015 sq. ft. of finished office space and an additional ±509 sq. ft. mezzanine. Office areas are fully serviced by HVAC, providing a comfortable working environment, while the warehouse space is heat-only. A key feature of the facility is its full-building emergency generator, ensuring operational continuity. The system supports the entire building for up to 24 hours at full load and is equipped with an automatic transfer switch for seamless power transition.



Modern Industrial Facility



±29 Trailer Parking Stalls



32' Clear Height



Full-facility Emergency Generator



ESFR Sprinkler System & LED Lighting Throughout

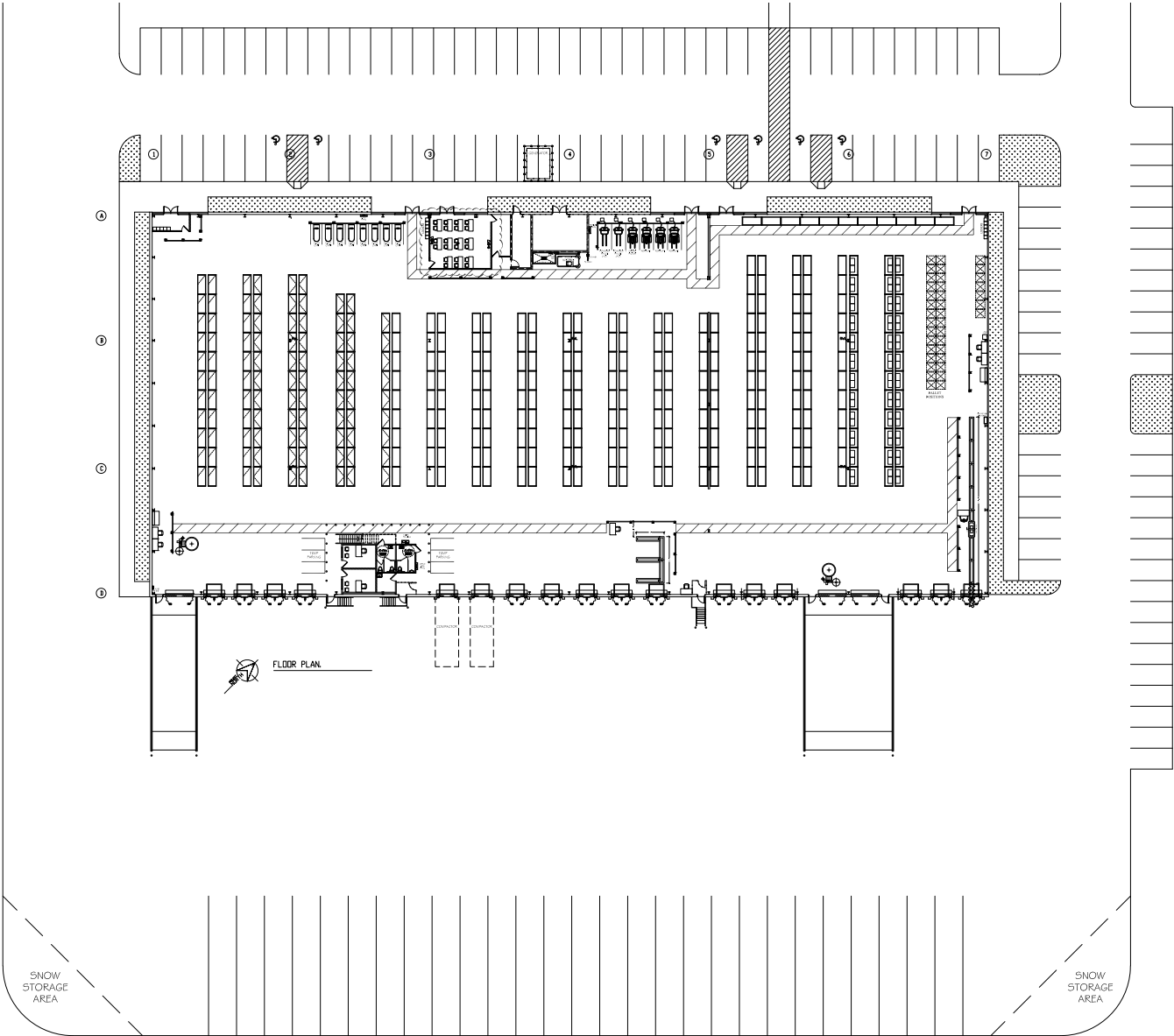


Easy Access to Airport, Highways, & Regional Logistics Network

Address	1245 Aviation Avenue, Dieppe NB
PID	70667373
Sublease Area	Up to ±60,057 SF <ul style="list-style-type: none"> • Office / Finished Area: ±2,015 SF • Mezzanine: ±509 SF
Sublease Rate	Starting at \$14.75 PSF (Net Rent)
CAM Estimated	\$6.73 PSF (est. 2026)
Typical Bay	60' x 165'
Clear Height	32'
Skid Spacing	55' x 60'
Foundation	Reinforced concrete foundation
Loading	17 docks (9' x 10'), 3 drive-ins (12' x 14')
Sprinklers	ESFR (Class IV commodities)
Lighting	LED throughout
Electrical	480V, 3-phase power available; detailed service specifications available upon request
HVAC	Fully HVAC served for Office areas. Warehouse: Heat only
Emergency Generator	Supports entire facility, 24-hour runtime at full load with automatic transfer switch
Trailer Parking	±29 stalls
Site Area	±5.63 Acres
Year Built	2022
Zoning	Dieppe Industrial Park (IP)



Floor Plan




Location Overview





1245 Aviation Avenue is strategically located in Dieppe within an established industrial corridor anchored by multiple complementary employment nodes. The property benefits from close proximity to the Dieppe Business & Tech Park and Caledonia Industrial Park, reinforcing its position within a well-developed industrial and commercial ecosystem.


Dieppe is one of Atlantic Canada's most dynamic and fast-growing industrial markets, offering a strategic location at the heart of the Greater Moncton region. Recognized for its strong business climate and established industrial base, Dieppe has become a premier destination for logistics, distribution, and advanced industrial operations.

With immediate access to Highways 2 and 15, and located just minutes from the Greater Moncton Roméo LeBlanc International Airport, Dieppe provides excellent regional and national connectivity. Supported by a robust regional and national logistics network, Dieppe provides companies with the infrastructure, accessibility, and momentum needed to scale efficiently and compete at a national level.

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Located within the Dieppe Industrial Park; one of Atlantic Canada's most dynamic industrial hubs
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Minutes from Greater Moncton Roméo LeBlanc International Airport
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Direct access to Highways 2 and 15
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Supported by a robust regional and national logistics network

Dieppe Industrial Park

Become an integral part of the thriving Dieppe Industrial Park, a well-established park with current inventory of 2,294,047 sq. ft., and is home to over 250 diverse companies spanning sectors such as light industrial, aerospace, agri-food, transport, and distribution. 50 acres of serviced land are ready for sale with another 450 acres planned for future development.

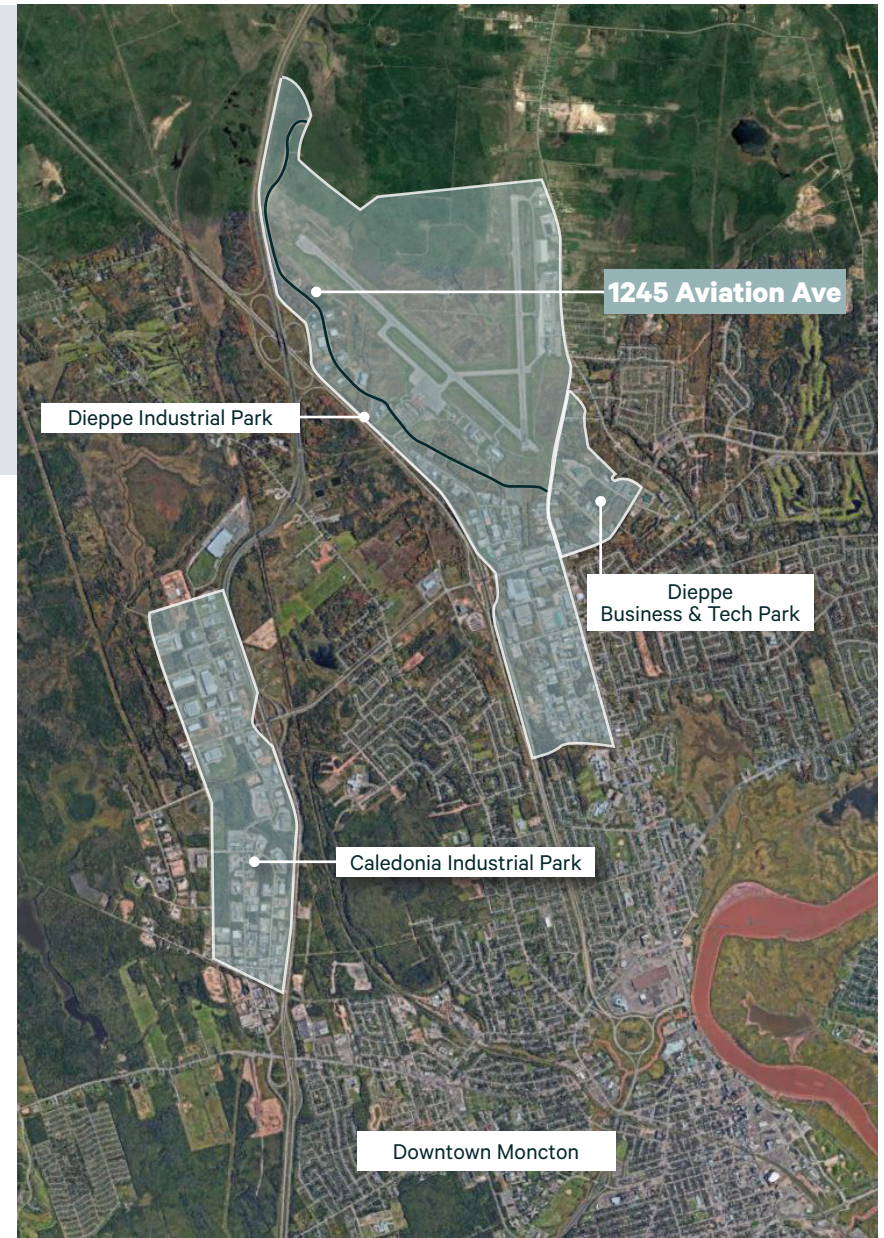
The park is supported by proximity to three year-round deep-water ports: Saint John, Halifax, and Belledune, and a comprehensive logistics network of 40+ regional, national, and international trucking companies. It is currently home to over 250 businesses and continues to expand, with significant serviced, build-ready land planned for future development.

Backed by Expansion Dieppe, the City's economic development agency, the park provides a pro-business environment, modern infrastructure, and access to a growing, skilled, and bilingual workforce making it a premier location for scalable industrial operations.

Greater Moncton is a logistical dream. Known as the "Hub of the Maritimes," Moncton sits at the geographic center of Atlantic Canada. This strategic position grants easy reach to key markets and transportation nodes across the region. The junction of interstate highways, rail, air, and sea connectivity makes Dieppe Industrial Industrial Parks a distribution powerhouse. The region's demographics are a standout strength for businesses:

- **Growing Population:** With nearly 200,000 residents in 2025, Greater Moncton has been among Canada's fastest-growing metro areas for years, achieving a remarkable 2.9% growth in 2025 alone. This booming population ensures a steady pipeline of available labour, as well as expanding local markets.
- **Bilingual, Educated Talent:** Moncton is proud to be Canada's first officially bilingual city, with almost half the population fluent in both English and French. Employers benefit from a skilled, multilingual workforce able to serve diverse markets and customer bases. Workers here are known for being loyal, well-educated, and industrious – many local institutions (universities, colleges) produce graduates in trades, engineering, IT, and business, feeding the industrial talent pipeline.
- **Robust Labour Market:** As of late 2025, over 100,000 people were employed in the Moncton region, with unemployment at ~5.8% – below national average. This indicates a healthy economy with capable workers ready to contribute. The labour force participation is high, yet companies relocating here have found it easy to hire the talent they need thanks to Moncton's attractive lifestyle and in-migration of skilled workers to the area.

**Source: monctonimpact.ca, Expansion Dieppe*



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